

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

January 2, 1997

A Meeting of the Manistee City Planning Commission was held on January 2, 1997 at 7:00 p.m. in City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Richard Franckowiak, Kristie Harless, Roger Yoder

MEMBERS LATE: John Serocki

MEMBERS ABSENT: Duane Jones, John Lakos, Tony Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator), Denise Mikula (City Office), Ray Fortier (City Council), Rob Keast (Manistee News Advocate), R. Ben Bifoss (City Manager), John Kiefer (Nordlund's & Associates), Jeff Mikula (Abonmarche), Jim & Jodi Picardat, Herm Otto (Otto, Dufty, Bensinger & Dice Architects), Denis Terhorst D.D.A.), Tex Collins (D.D.A.), Tom Kubanek (D.D.A.), John Rozga (Parks Commission)

Meeting was opened at 7:13 p.m. by Chairman R. Yoder.

PUBLIC HEARING:

Zoning Amendment - Micro Breweries/Special Use Permit - James Picardat

Chairman Roger Yoder opened a public hearing at 7:13 p.m. to consider amending the Zoning Ordinance to provide for Micro Breweries as a Special Use in the C-4 Zoning District. James Picardat is considering purchasing the Winkler Building for the purpose of operating a Micro-Brewery. Mr. Picardat gave background information on Micro-Breweries and requirements by the State. He spoke on production and storage and gave December 1997 as a tentative opening date. Tom Kubanek of the Downtown Development Authority spoke of D.D.A. support for the project. Eight of the nine members gave their full support, the other member was out of town and unavailable for comment. He also spoke of the Hyett Palma Study and how this would fit into the needs for the downtown area. Questions were also asked by Denis Terhorst, Tex Collins and Rob Keast which Mr. Picardat responded to. Chairman Yoder read a letter of support that was received by Chamber President Richard D. Bobian.

There being no further questions, chairman Yoder closed the public hearing at 7:30 p.m.

Chairman Yoder opened the regular meeting at 7:33 p.m.

SITE PLAN REVIEWS:

Herman Otto, Architect for the proposed 911 - Central Dispatch Building introduced a site plan. The proposed plan is for construction of a new building that will house the 911 service for the community. The location of this building is lot 18 in the Industrial Park. The Site Plan review that was done on this project shows that a variance will be needed for building size. After further discussion a MOTION was made by Serocki, supported by Franckowiak to approve the site plan, pending a variance by the Zoning Board of Appeals for building size. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

Jon Rose introduced John Kiefer of Nordlund and Associates the new Building Inspector. Mr. Kiefer will also do residential Site Plan Reviews for the City. The Committee welcomed Mr. Kiefer.

MINUTES:

MOTION by Harless, supported by Fatke, that minutes of the December 4, 1996 meeting be approved. Motion passed unanimously.

UNFINISHED BUSINESS:

Zoning Amendment - Micro Breweries

After discussion a recommendation for amending the C-4 Commercial Zoning District of the Zoning Ordinance to allow Micro Breweries as a Special Use was made. MOTION by Franckowiak with a second by Harless. Motion passed unanimously

Special Use Permit - James Picardat

After discussion a MOTION by Harless, supported by Serocki to recommend to the City Council that a Special Use Permit be issued to James Picardat for a Micro Brewery in the C-4 Commercial Zoning District pending Council Approval to amend the Zoning Ordinance to allow Micro Breweries as a Special Use in the C-4 Zoning District. Motion passed unanimously

Parks Commission Request for M-55 Property

The Parks Commission made a request at the December 4, 1996 meeting that a 173 acre parcel of property be designated for public recreation development. This item was tabled pending the results of the Renaissance Zone application. With the results of the application being received Chairman Yoder has requested that a sub-committee be formed to meet with a sub-committee from Parks Commission and City Staff so background information can be obtained to make a decision on this matter. Members Yoder, Franckowiak and Serocki will represent the Planning Commission for a meeting.

CITY UPDATE:

Jon Rose gave an update on the current progress of Riverwalk East. New Administrative Assistant Lori Donnan will be starting on January 20th. Also spoke of approvals by Steve Harold for a new door on the northside (facing Riverwalk East) for Dave Badalamente, 336 River Street. Also replacement windows for the northside of Phil Peralta's building at 382 River Street.

REPORTS:

D.D.A.:

Meeting will be held on Wednesday, January 8th due to the holiday.

Site Plan Review/Historic Overlay Committee:

A Site Plan Review meeting was held after the December 4, 1996 Planning Commission Meeting which approved the lighting for Dr. Peterson's office on Cypress Street.

Joint City Review/Ordinance Committee

Rose spoke of an informational meeting that was held on Micro-Breweries.

Lakos/Serocki MSPO Seminar

John Serocki gave an update on a seminar that John Lakos and he attended on December 11th. The seminar was about parking and driveways and the authority that the Planning Commission has on regulating these issues.

NEW BUSINESS:

Yoder asked the committee if they wanted a letter sent to the Chamber of Commerce thanking them for the outstanding job that they do on the Sleighbell Parade. MOTION by Harless supported by Fatke that a letter be sent to the Chamber of Commerce on behalf of the Planning Commission for a job well done.

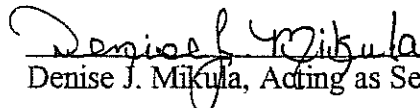
Members were given information on current MSPO seminars that are available for members to attend.

ADJOURNMENT:

There being no further business, MOTION by Franckowiak, supported by Harless that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 8:02 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary

